

Lansdowne Place, Hove

East Sussex

Guide Price £425,000 to £450,000



Lansdowne Place

Hove

Excellently positioned in the heart of Hove, with easy access to the seafront as well as the amenities on Church Road and Western Road; a charming **GROUND FLOOR APARTMENT** in an attractive **GRADE II LISTED PERIOD BUILDING**, with a **WEST-FACING GARDEN**. Sold with **NO ONWARD CHAIN**.

Situated on the ground floor of an elegant Grade II listed Regency building, this spacious flat boasts a wealth of period features, including historic fireplaces, sash windows and decorative cornicing.

The property has a generously sized lounge and stylish and well-designed kitchen. The principal bedroom benefits from a built-in wardrobe. The other room located on the mezzanine level of the hallway is ideal for a study space or guest bedroom. Completing the accommodation is a white suite bathroom with a shower over the bath.

Outside there is a delightful west-facing rear garden, perfect for relaxing in the afternoon sun.

In The Local Area

Located in central Hove, the seafront, and the green open spaces of Hove Lawns, Palmeira Square and Brunswick Square are only a short walk from your door.





Along the seafront lies the newly named Hove Beach Park, which will feature a range of outdoor sports and leisure facilities, including tennis courts, padel tennis and improved green spaces. When it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Church Road, Western Road and Brighton's famous Lanes are within easy reach. Offering everything from high street and independent stores to the French Pastries of Flour Pot Bakery, everything you need is right on your doorstep. Plenty of bus services in the city provide access to all parts of Brighton and Hove as well as nearby outlying villages and up to Devil's Dyke. Hove and Brighton mainline train stations are both within easy reach, providing convenient, regular mainline links for commuters.

Further Information

The property is situated in Permit Zone M. Currently, the property is in Council Tax band A, which was charged at £1,719.63 for 2026/27.

EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 957 years

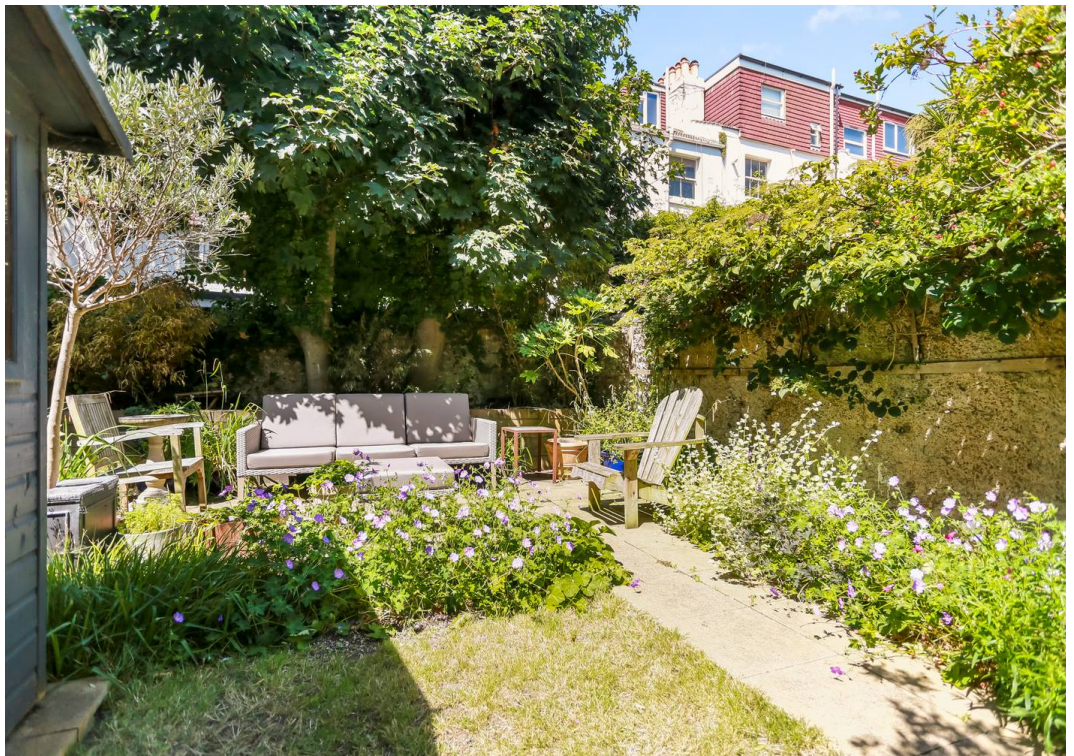
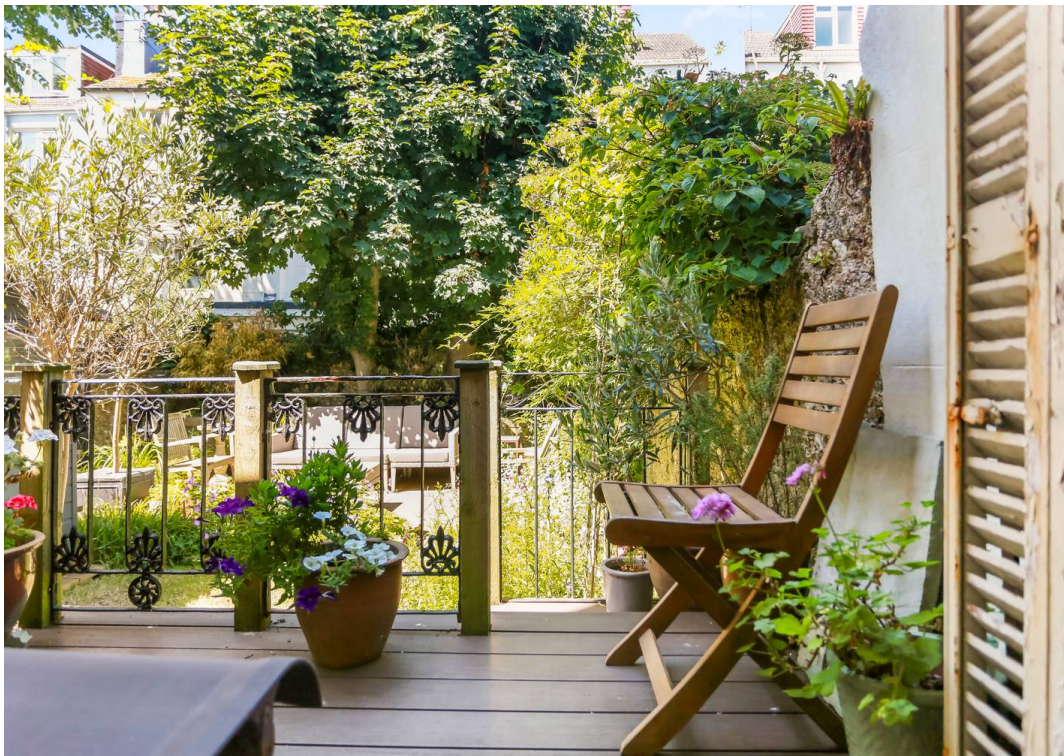
Service Charge -£1,800pa

This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 68.8 m² ... 740 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.